Karen Johnson Davidson County
Batch# 383863 DEEDQC
04/09/2020 11:54:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200409-0037662

QUITCLAIM DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF April, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Phyllis Octavia Guasp	**Same**	**TRACT I** 08208020200
(NAME) **23192 Johnstown Lane**	(NAME)	**TRACT II** 05909008500
(ADDRESS) **Ruther Glen, VA 22546**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

PHYLLIS OCTAVIA GUASP, MARRIED ("GRANTORS")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

PHYLLIS OCTAVIA GUASP, MARRIED ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT I: 707 MYRTLE STREET, NASHVILLE, TN 37206

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.4 ON THE PLAN OF MCNISH'S OF THE J.W. MCFERRIN 6 1/2, ACRE TRACT IN EAST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MADLENE YVETTE SYES, BY QUITCLAIM DEED FROM ANGELICA BUSH, OF RECORD IN INSTRUMENT NUMBER 20110301-0016427, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II: 4068 BOYD DRIVE, NASHVILLE, TN 37218

BEING LOT NO. 140 ON THE PLAN OF HAYNES ESTATES, SECTION 3, AS OF RECORD IN PLAT BOOK 4175 PAGE 80, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

OTIS C. SYES HAS SINCE DIED INTESTATE ON OCTOBER 22ND, 2001, LEAVING SAID PROPERTY TO WIFE, MADLENE YVETTE SYES.

THE SAID MADLENE YVETTE SYES HAVING SINCE DIED INTESTATE ON FEBRUARY 4TH, 2020, LEAVING SAID PROPERTY TO DAUGHTER, PHYLLIS OCTAVIA GUASP AS HER SOLE HEIR AT LAW PER AFFIDAVITS OF HEIRSHIP OF RECORD IN INTRUMENT NUMBERS 20200409-0037660 AND 20200409-0037663 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as:

TRACT I: 707 MYRTLE STREET, NASHVILLE, TN 37206

TRACT II: 4068 BOYD DRIVE, NASHVILLE, TN 37218

Witness our hands this the 7 day of April, 2020.

PHYLLIS OCTAVIA GUASP

KATHY L COLEMAN NOTARY PUBLIC REG # 252653 MY COMMISSION EXPIRES 8/31/2022 COMMONWEALTH OF VIRGINIA

STATE OF Virginia)
COUNTY OF Spotsylvania)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PHYLLIS OCTAVIA GUASP,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 07th day of April, ~~2018.~~ 2020

Notary Public

My Commission Expires: 8-31-2022